

BOOK 161

28216

MORTGAGE

THIS MORTGAGE made August 3, 19 71, by and between

IVAN R. PIPPERT and CAROLYN R. PIPPERT, his wife

hereinafter (jointly and severally, if more than one) called "Mortgagor" and referred to in the masculine singular, and THE PRUDENTIAL INVESTMENT COMPANY, a corporation organized and existing under the laws of the State of Kansas, of Topeka, Kansas, hereinafter called "Mortgagee" (which designations shall include the respective successors in interest of the parties hereto);

WITNESSETH:

THAT MORTGAGOR, in consideration of the indebtedness evidenced by the promissory note hereinafter referred to, hereby MORTGAGES, CONVEYS AND WARRANTS to Mortgagee the following described real property in Lawrence, County of Douglas, State of Kansas:

A tract beginning 614.85 feet East of the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section Thirty-six (36), Township Thirteen (13) South, Range Nineteen (19) East of the Sixth Principal Meridian, thence South 360 feet, thence East to the East line of the Southwest Quarter of the Northwest Quarter of said Section; thence North 360 feet more or less to the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section; thence West on the North line of the Southwest Quarter of the Northwest Quarter of said Section to the point of beginning, in Douglas County, Kansas.

Mortgagor acknowledges herewith that this is a purchase money mortgage.

together with all rights, privileges, easements and appurtenances attaching or belonging thereto, and the rents, issues, and profits thereof, and all buildings, improvements and fixtures now or hereafter erected or installed thereon, all of which are herein collectively called "the premises";

TO HAVE AND TO HOLD THE SAME UNTO MORTGAGEE FOREVER; PROVIDED, HOWEVER, that this mortgage is given to secure payment of the indebtedness evidenced by (a) a certain promissory note of

Ivan R. Pippert and Carolyn R. Pippert, his wife for \$ 20,000.00, dated August 3, 19 71, payable to Mortgagee or order, in installments as therein provided, with final maturity on August 1, 19 96, together with interest as provided therein, or (b) any extension or renewal thereof, and to secure performance of each and every obligation set out therein or herein or in any other instrument given to secure such indebtedness; if Mortgagor shall so pay or cause to be paid all indebtedness and interest evidenced by said note or hereby secured and perform or cause to be performed each and every other obligation of Mortgagor herein or in said note or other instrument or instruments contained, then this mortgage shall be released according to law and at Mortgagor's expense, but otherwise shall remain in full force and effect.

Assignment of Mortgage on Book 161 Page 610